

July 25, 1990

Mr. Meir Hertz
BTA Properties, Inc.
P.O. Box 933
Lakewood, NJ 08701

Dear Mr. Hertz,

This letter follows my May 1990 letter to you regarding conditions at Brick Towers.

We want you to know that we appreciate the progress now taking place at Brick Towers. Specifically, your new Maintenance Manager, Mr. James Key, in the short time that he is here, has made a vast difference in our living environment and conditions.

The parking lot and grounds are now clean, as are the hallways, stairwells and lobbies. Work orders are now being taken care of in a timely and courteous manner. Ms. Jan Mathison, the Property Manager, is doing a good job and seems to be getting along well with the tenants.

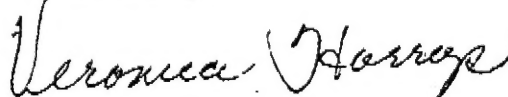
The security deployment you have instituted with Ray Taylor's Newark Special Police officers has made a noticeable difference. The 8:00 am - 4:00 pm and 4:00 pm - 12 midnight shifts are very good, but the 12 midnight to 8:00 am shifts need closer supervision, as there appears to be absenteeism.

We have read your recent letter regarding the proposed entry door replacement and extensive elevator upgrading work planned, and will wait and monitor progress on this much needed work. We do recognize that most of the problems incurred with the elevators are due to vandalism, and we are looking for ways to cooperate in controlling this problem.

Finally, we acknowledge the documentation you have provided to us showing that the \$10.00 per air conditioner charge was previously approved by HUD.

We hope that you will continue your efforts at Brick Towers. You have demonstrated concern and an apparent willingness to make the necessary personnel changes and capital improvements. Though there is still much that needs to be done, we hope to be able to stay in touch with you and work with you towards the benefit of all of us living at Brick Towers.

Sincerely,



Veronica Harrop
Brick Towers Resident

c.c. Mr. Charles Silberburg
Mr. Joseph Stern
Mayor Sharpe James
Councilman Tucker
Councilman Branch
Councilman Grant
Councilman Harris
Councilwoman Villani
Theodore Britten, Director HUD Area Office
Mr. Frank Raffa, New Jersey Mortgage Finance Agency
Mr. Felipe Chevana, Essex Newark Legal Services
Mr. Frank Hutchins, Tenant Coalition

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August 24, 1990

Ms. Jan Mathison
Manager
BTA Properties, Inc.
877 Broad Street
Newark New Jersey 07102

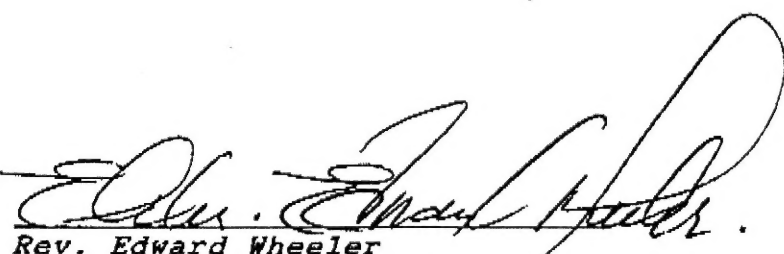
Dear Ms. Mathison:

As you know I was among the very first tenants living at Brick Towers, having moved in in 1970. For numerous years I have been a vocal critic of conditions at Brick Towers Apartments. I have been active in rallying the residents to unite for improving their living conditions. I therefore feel obligated at this time to write to you in support of your superb efforts in beginning the process of turning this building around.

I know that HUD officials, and particularly Mr. Frank Walcott, have been to the site to monitor maintenance and the overall living conditions. Their role in moving the process along is certainly appreciated. But most importantly, your efforts along with those of Rabbi Hertz and the new Maintenance Manager, Mr. James Key have proven that with determination and perseverance from the top, Brick Towers can become a decent and safe living environment.

I am personally aware that you have a difficult job combatting the drug traffic and all the attendant problems, especially the malicious destruction of the elevators. I pledge my support to you in that battle. I am sure that all the law abiding residents of Brick Towers (99.5% of the residents) will join in that effort once they see hope and leadership from management. Don't let up from your good work. I'll be there either way, but I'd much rather commend than criticize.

Very Truly Yours,



Rev. Edward Wheeler
Brick Towers Tenants Association
715/Apt. 1C

c.c. Hon. Mayor Sharpe James
Councilman D. Tucker
Councilman G. Branch
Councilman R. Grant
Councilman G. Harris
Councilwoman M. Villani
Theodore Britten, Manager, HUD-Newark
Felipe Chevana, Essex Newark Legal Services
Frank Hutchins, Tenant Coalition
Rabbi Mayer Hertz